Karen Johnson Davidson County
Batch# 1142644 DEEDWARR
06/04/2024 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,264.40
20240604-0041564

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/10/2026

(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/10/2026

DM-FCR-24-1212-300

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Matthew Suddes, Jr.	NEW OWNER	
(NAME) **1212 Laurel Street, #301**	(NAME) 1212 LAUREL STREET #301	**093-09-0C-008.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) NASHVILLE, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY RIZZI AND MARIA RIZZI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN MATTHEW SUDDES, JR., A SINGLE MAN, AS SOLE OWNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument No. 20140718-0063781, amended in Instrument No. 20160614-0060193, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirement thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Anthony Rizzi and Maria Rizzi, husband and wife by Warranty Deed from Lauren Cole, a Married Woman and Edna Cole, a Married Woman of record in Instrument No. 20230919-0073629 Register's Office for Davidson County, Tennessee, dated September 14, 2023 and recorded on September 19, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Condominium for Twelve Twelve, a Condominium with By-Laws appended thereto, of record in Instrument Number 20140718-0063781, amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090, Instrument No. 20221129-0124987 and Instrument No. 20240223-0012657, Register's Office for Davidson County, Tennessee.
- Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540, in the aforesaid Register's Office.
- Subject to all matters shown on the Condominium Plat attached as Exhibit B to the Declaration of Condominium for Twelve Twelve, a Condominium, of record in Instrument Number 20140718-0063781, as amended in Instrument No. 20160614-0060193, Register's Office for Davidson County, Tennessee.
- Easement to the State of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
- Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.
- Rights of Ingress and Egress by way of Final Consent Judgment of record in Book 4370, Page 916, and

Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.
• Arts Center Redevelopment Plan containing Restrictive Covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252 and Instrument No. 20020715-0084598, Instrument No 20130903-0092714, Instrument No 20130903-0092715 and Instrument No 20140410-0030060, in the Register's Office for Davidson County, Tennessee.
• Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
• Memorandum of Development Agreement as set forth of record in Instrument Number 20150205-0010859, in the Register's Office for Davidson County, Tennessee.
• Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140328-0025601, Instrument No. 20140924-0087645 and Instrument No. 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
• The plat of survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property.
• Restrictions as described in that deed of record as Instrument Number 20131231-0131305 in the Register's Office for Davidson County, Tennessee.
• Charter of Twelve Twelve Laurel Nashville, LLC. of record at Instrument No. 20150928-0098497, in the aforesaid Register's Office
• Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1212 Laurel Street, #301, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness my/our hand(s) this the 3 DAY OF JUNE, 2024.

Anthony Rizzi

Maria Rizzi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY RIZZI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA RIZZI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, ALLISON TAYLOR, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 3, 2024**.

Date

Affiant Signature

June 4, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **4** day of **June**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)